Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/35-39 EIGHTH BOULEVARD SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Springvale
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/24-26 FLYNN STREET SPRINGVALE VIC 3171	$572,000	06-Dec-24
204/15 WINDSOR AVENUE SPRINGVALE VIC 3171	$475,000	26-Jan-25
205/62 BUCKINGHAM AVENUE SPRINGVALE VIC 3171	-	20-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2025

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6/24-26 FLYNN STREET SPRINGVALE VIC 3171

2 2 -

Sold Price **$572,000** Sold Date **06-Dec-24**

Distance **0.46km**

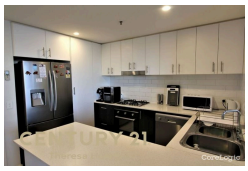


204/15 WINDSOR AVENUE SPRINGVALE VIC 3171

2 2 1

Sold Price **$475,000** Sold Date **26-Jan-25**

Distance **0.7km**



205/62 BUCKINGHAM AVENUE SPRINGVALE VIC 3171

2 1 -

Sold Price RS UN **-** Sold Date **20-Dec-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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